

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12307 of Ronald J. Eskridge, pursuant to Paragraph 8207.11 of the Zoning Regulations for a variance from the parking requirements (Sub-section 7202.1) to permit the elimination of a garage in the R-2 District at the premises 4713 6th Street, N.E. (Square 3746, Lot 31)

HEARING DATE: April 20, 1977 and June 28, 1977

DECISION DATE: July 12, 1977

FINDINGS OF FACT:

1. The subject property is located on the east side of 6th Street, N.E., north of Buchanan Street, in an R-2 District.
2. The property is presently improved with a semi-detached single family dwelling.
3. The subject property is part of a development of semi-detached houses recently constructed in Square 3796. There is nothing to distinguish the subject property from the other properties in the development.
4. The dwelling was originally constructed with a garage on the street level in the front of the dwelling.
5. The applicant secured a building permit to repair the existing door on the garage. The applicant removed the garage door which permitted access for an automobile and replaced it with a swing door for pedestrian access and a double window. This enable the garage to be used as part of the house. The permit as approved by the Zoning Administrator did not allow for the elimination of the required parking place.

6. Sub-section 7202.1 of the Zoning Regulations requires that a minimum of one off-street parking place be provided for a single family dwelling in an R-2 District. Since the alteration to the garage made by the applicant precludes its use as a parking space, the applicant requests a variance to provide no off-street parking.

7. There was opposition to the application from neighboring property owners on the grounds that it would set a precedent for the conversion of other garages in the neighborhood and the resulting elimination of off-street parking spaces, as well as the grounds that the alterations made by the applicant were out of architectural character with the remainder of the neighborhood


CONCLUSIONS OF LAW AND OPINION:

The Board concludes that this property is similar in size and shape to the other properties in the immediate area, and that there is nothing exceptional, extraordinary or unique about the subject property to distinguish it from others in the area. The Board therefore concludes that the application does not meet the test established by the variance clauses of the Zoning Act and Zoning Regulations and cannot be granted. The Board further concludes that if this application were granted, it would set a precedent for other properties similarly situated, which might result in large-scale elimination of parking places and cause a serious parking problem in the area. It is therefore ORDERED that the application be DENIED.

VOTE: 5-0 (Ruby B. McZier, William F. McIntosh, Leonard L. McCants, Charles R. Norris and Chloethiel W. Smith to deny).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: \_\_\_\_\_

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 21 SEP 1977